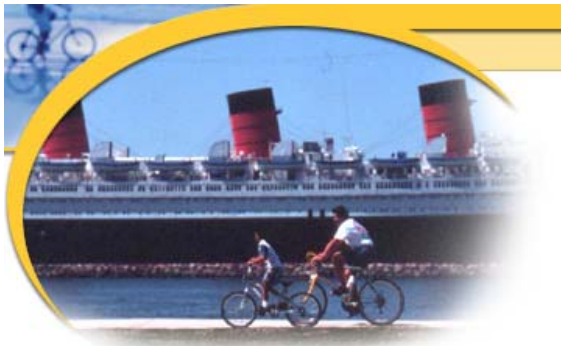


Socio-Economic Trends and Issues

City of Long Beach

March 24, 2004

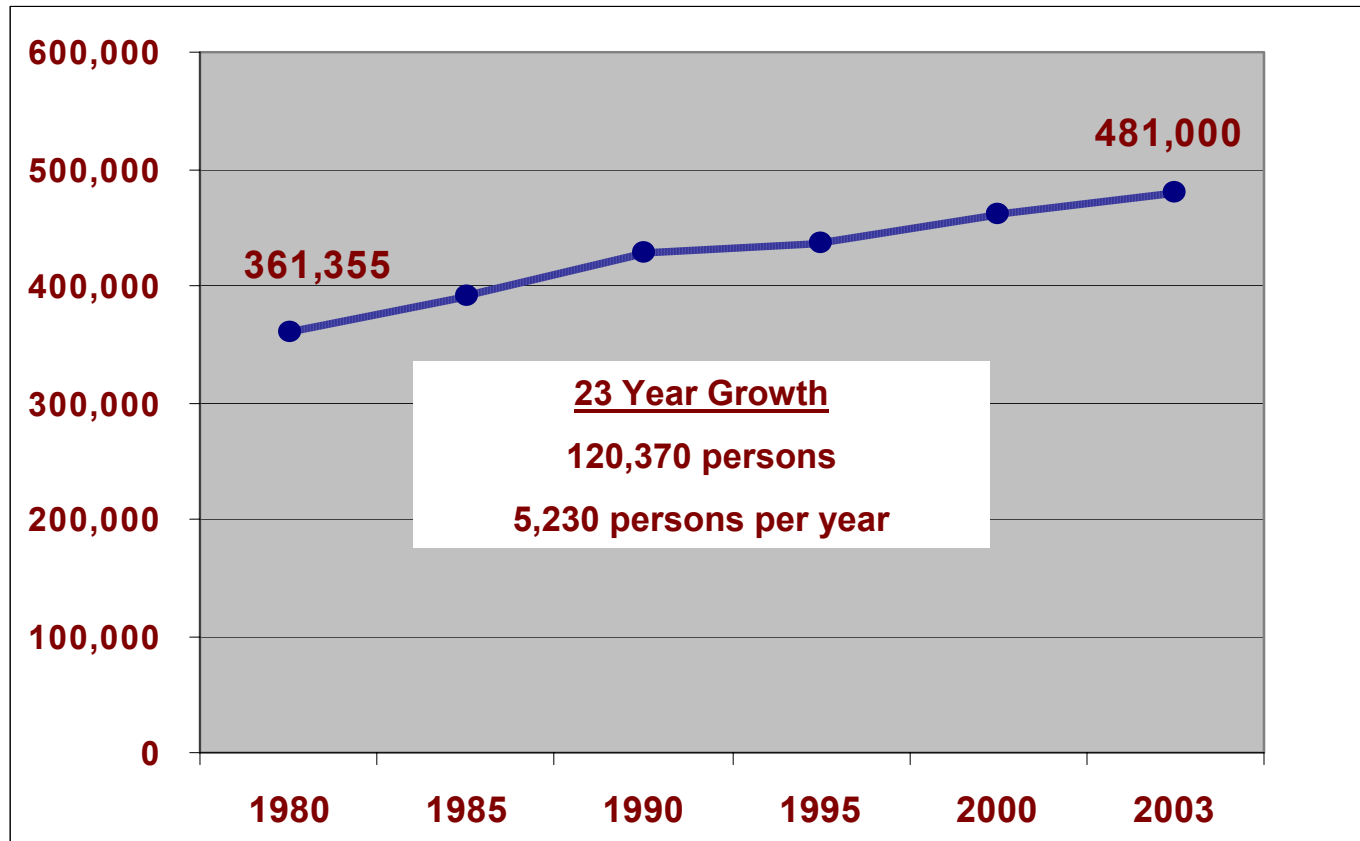


Presented by

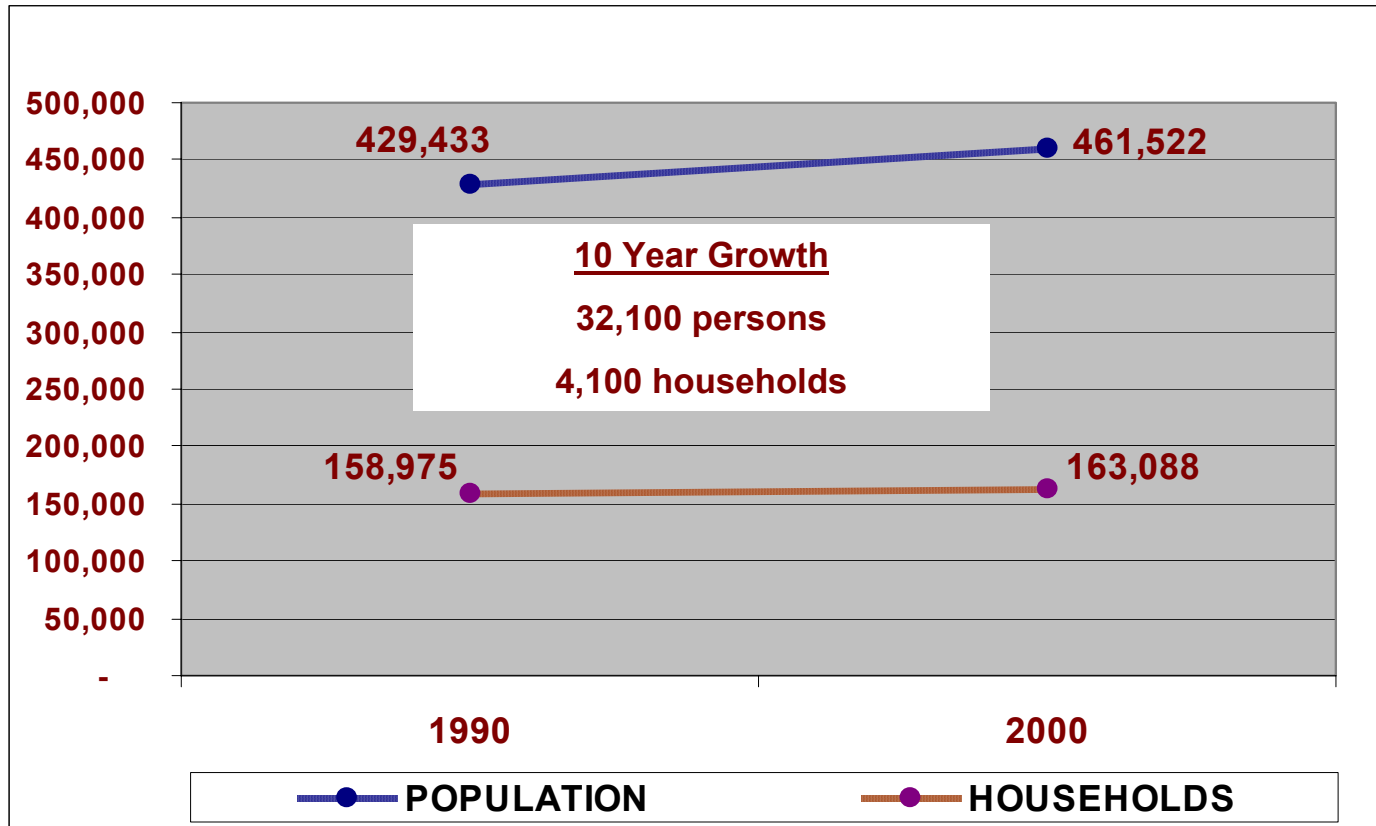
STANLEY R. HOFFMAN
ASSOCIATES

Historic Population Growth

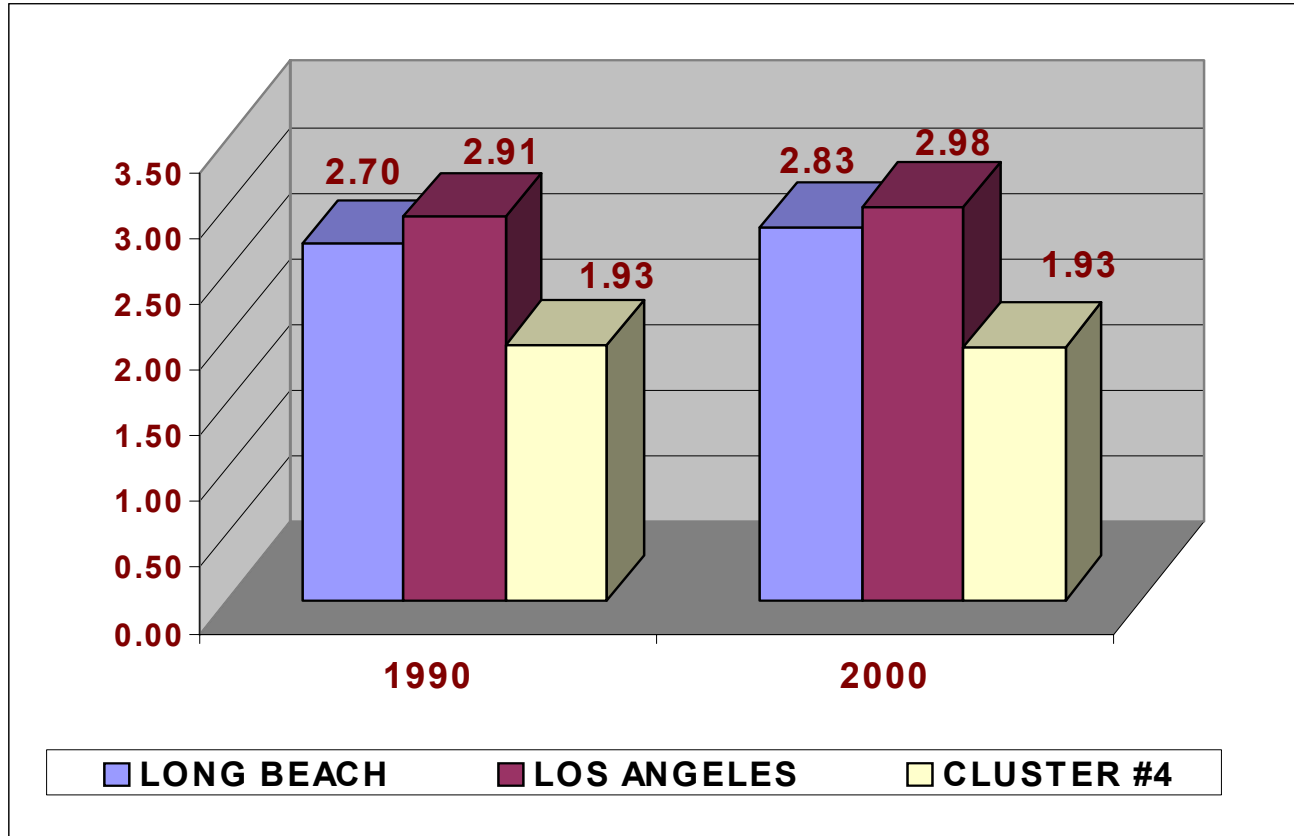
1980-2003



Population and Household Growth 1990-2000

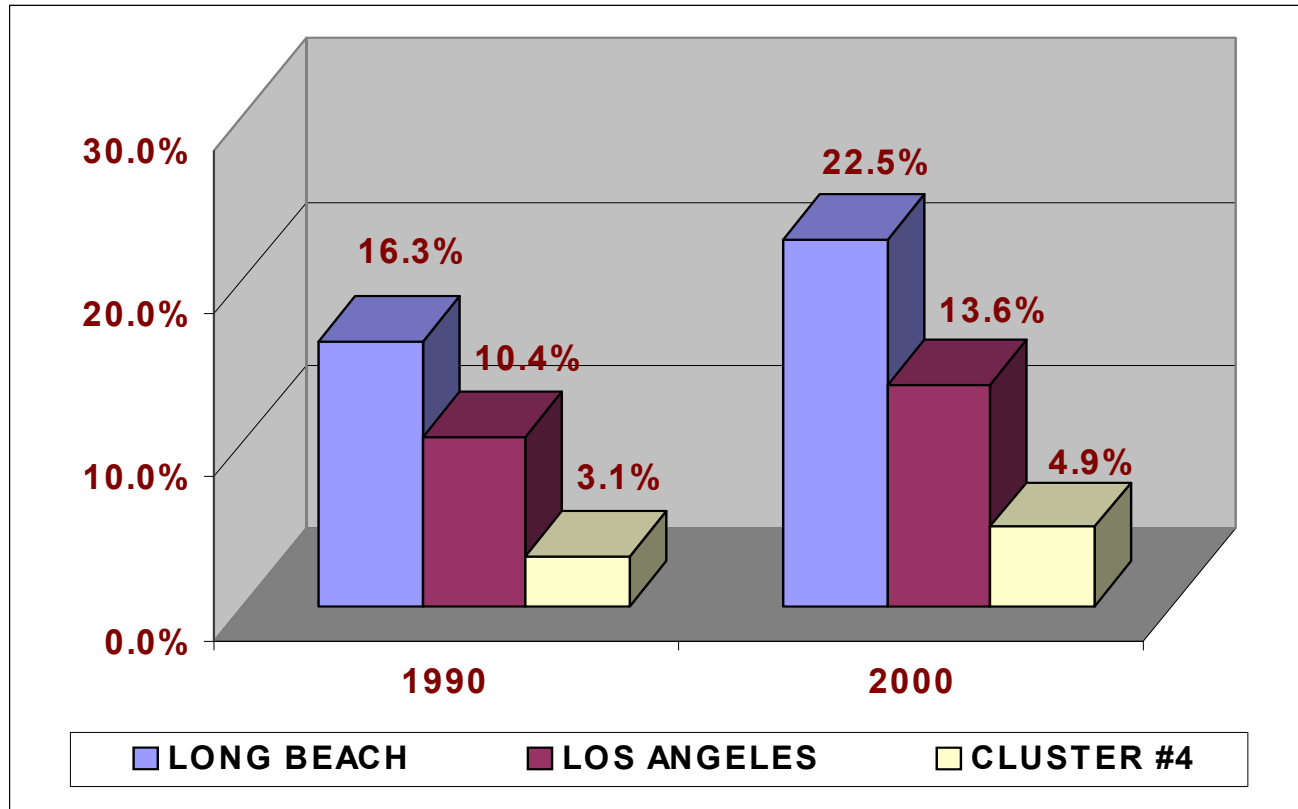


Persons Per Household: 1990-2000



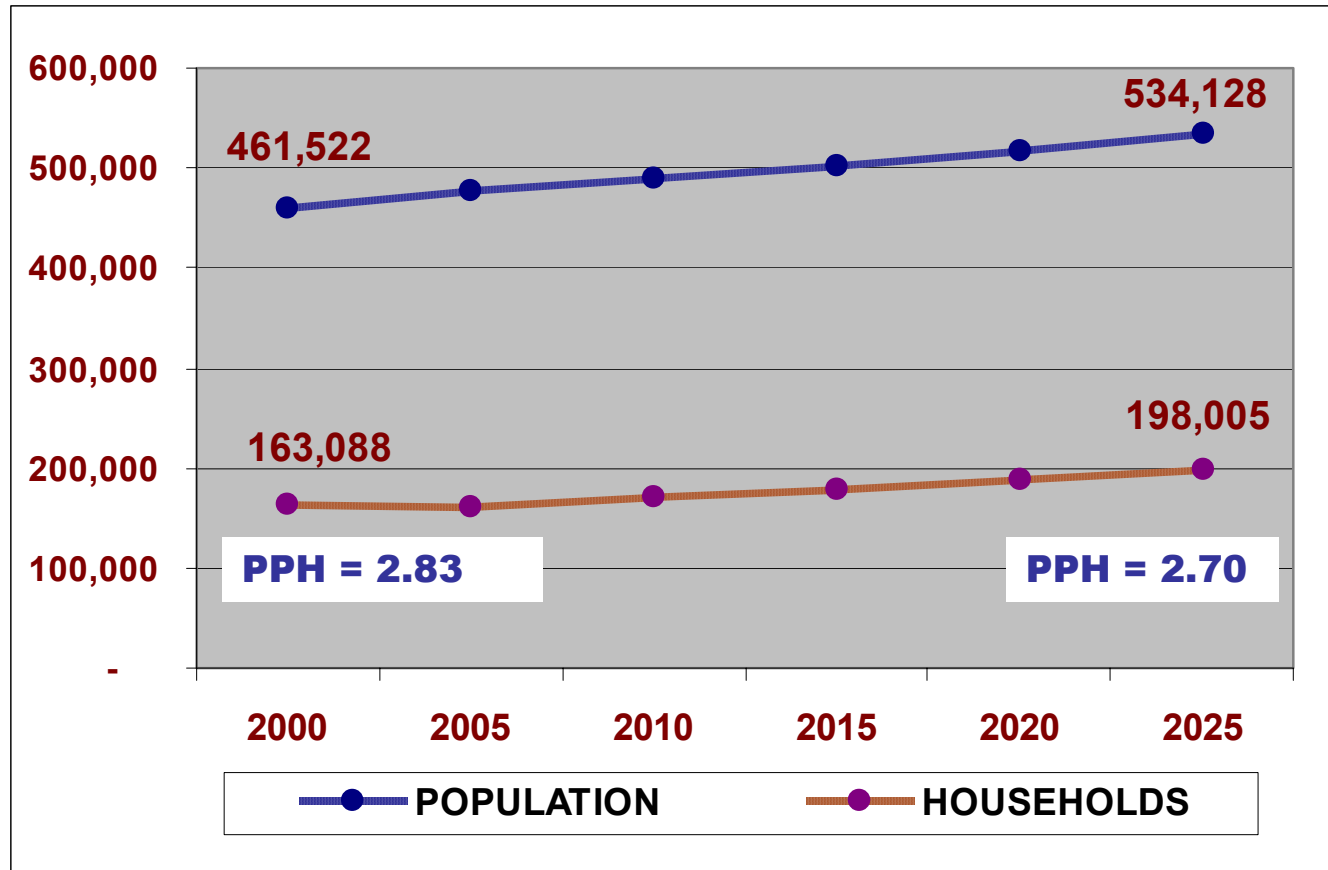
Overcrowded Housing Units: 1990-2000

(greater than 1.0 persons per room)

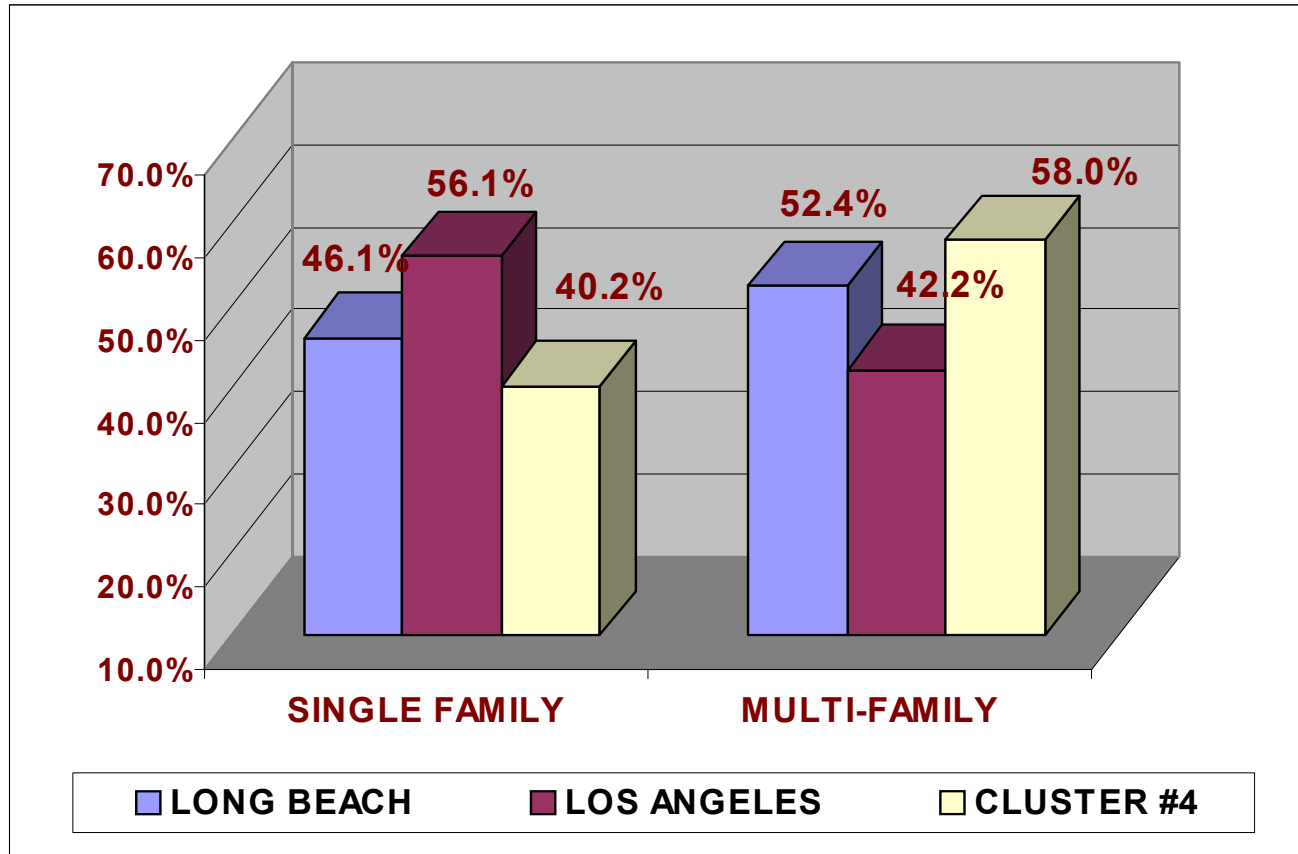




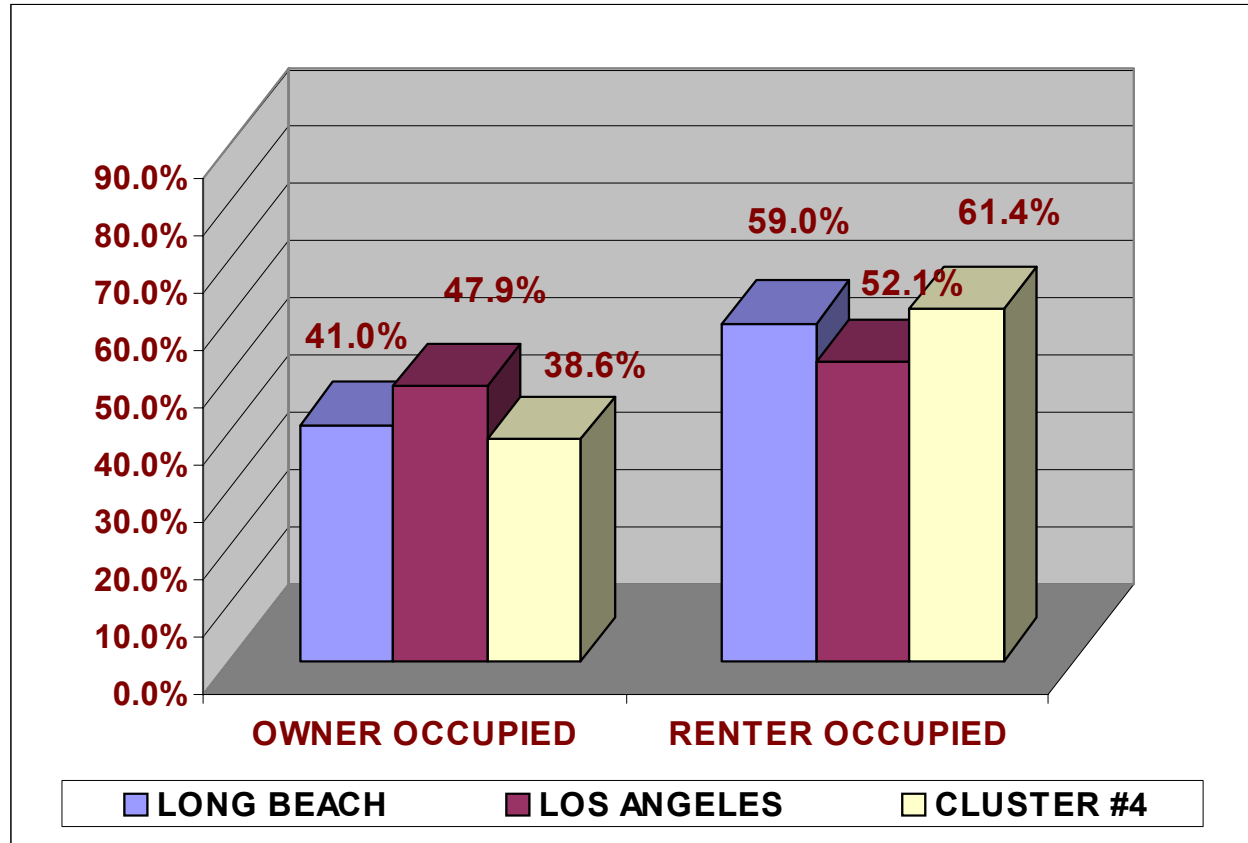
Demographic Growth Trends: 2000-2025



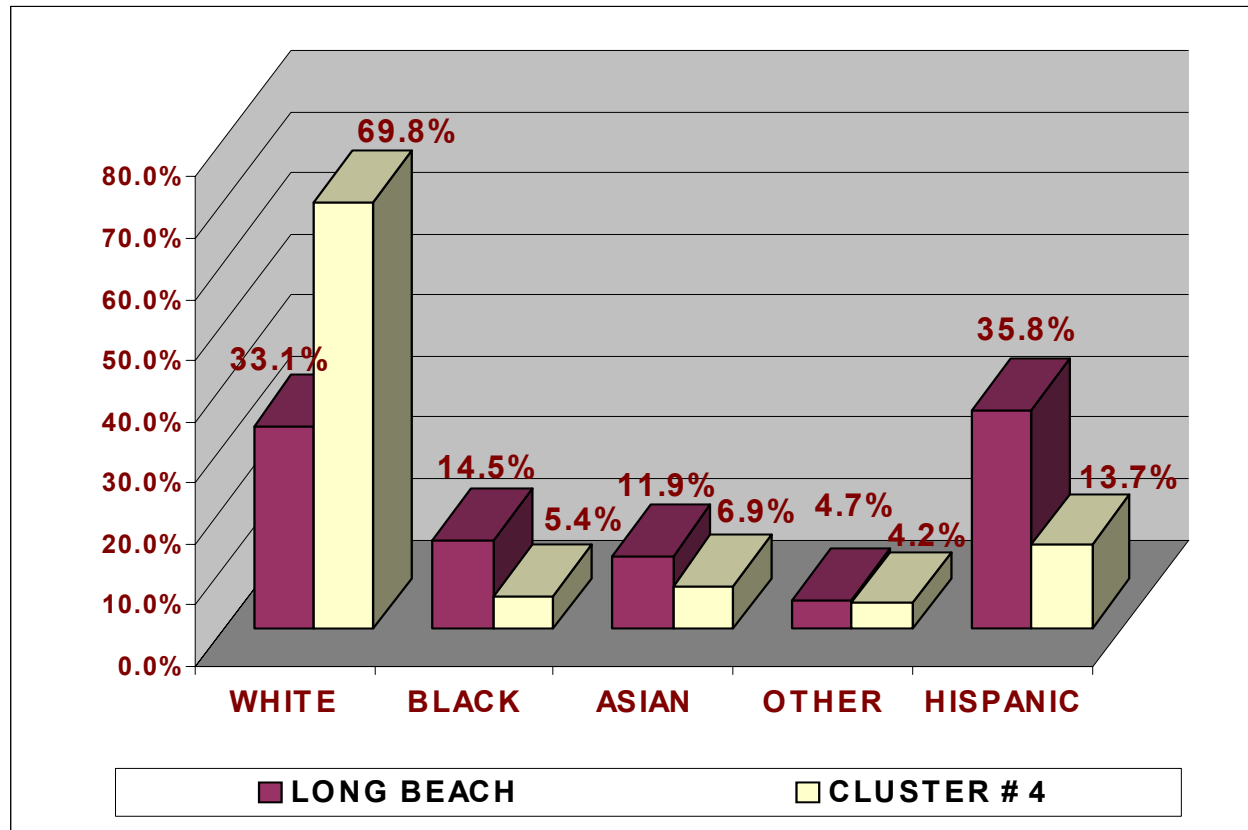
Single and Multi-Family Units: 2000



Housing Tenure: 2000

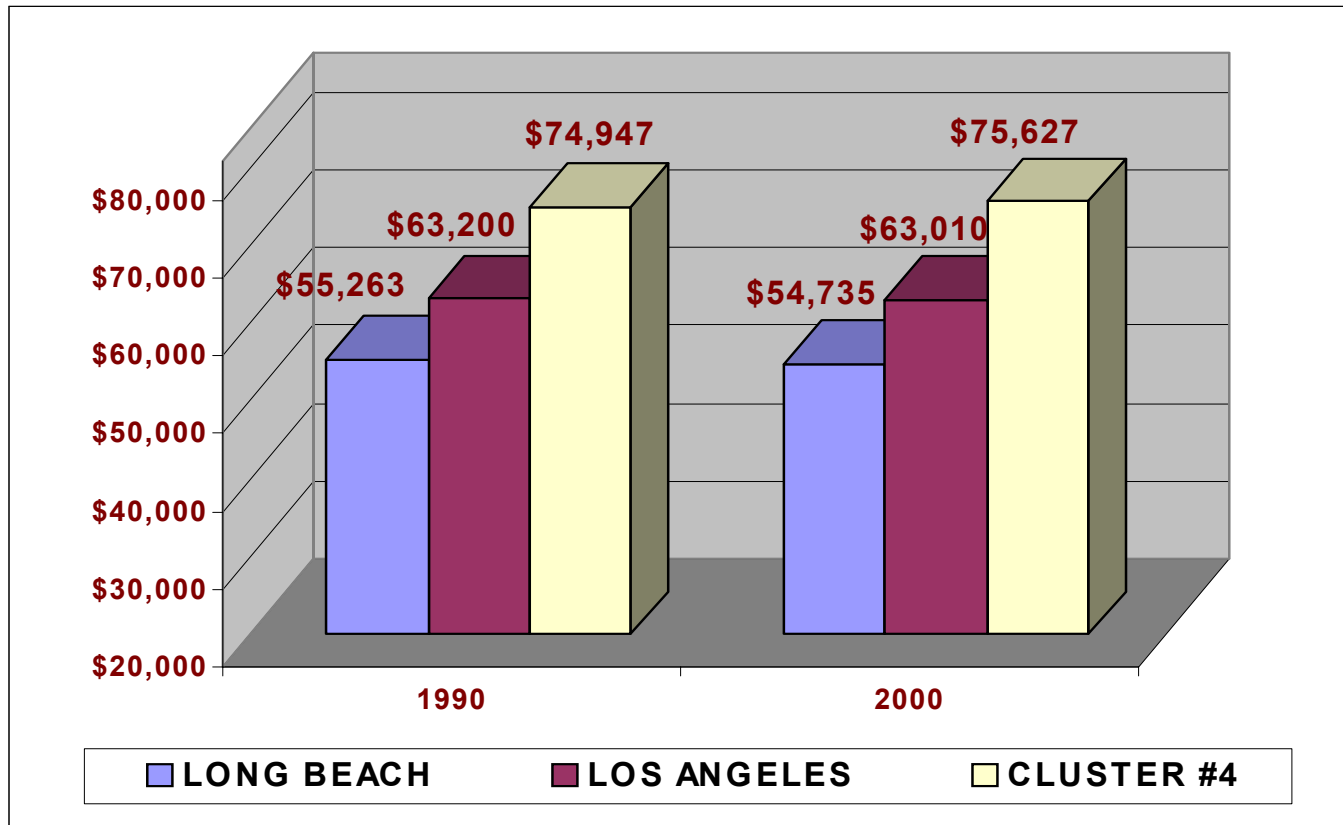


Race and Ethnicity: 2000



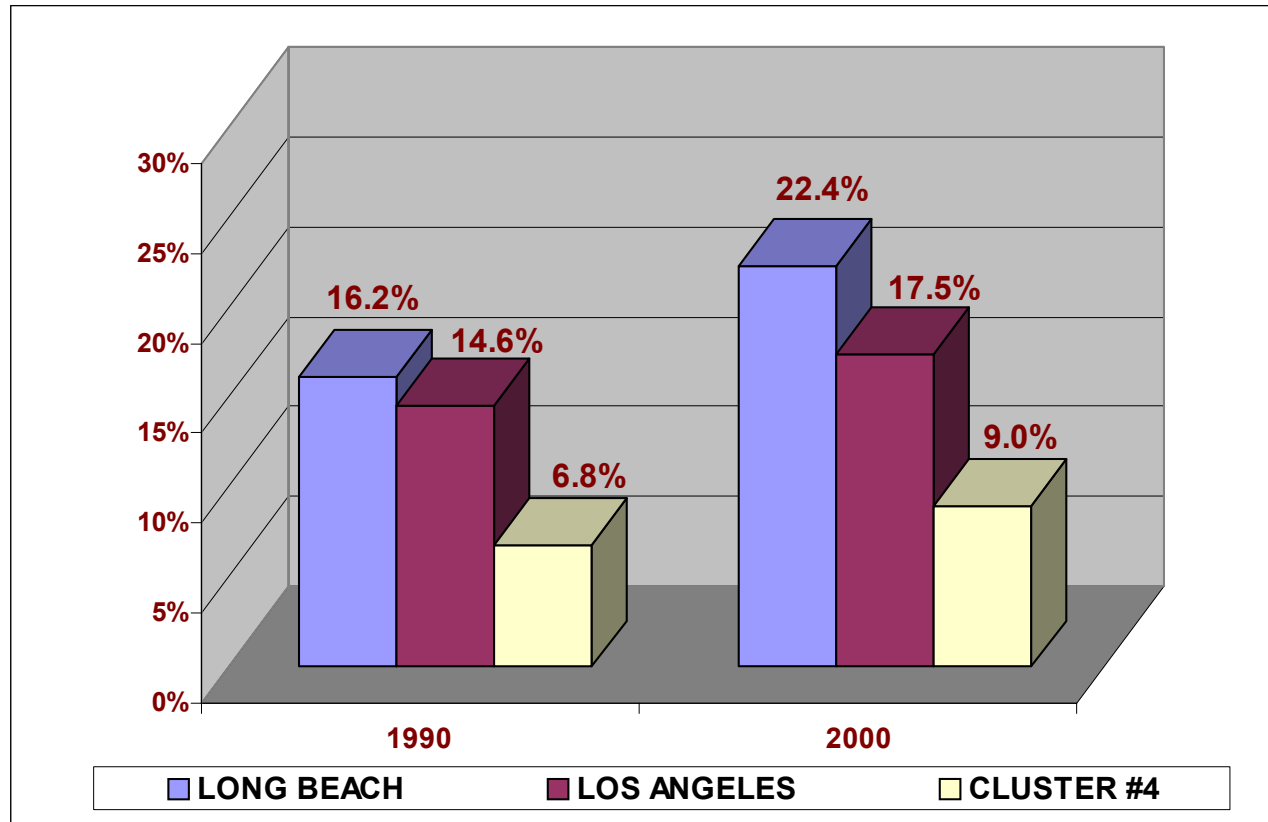
Average Annual Household Income: 1990-2000

(In constant 2000 Dollars)

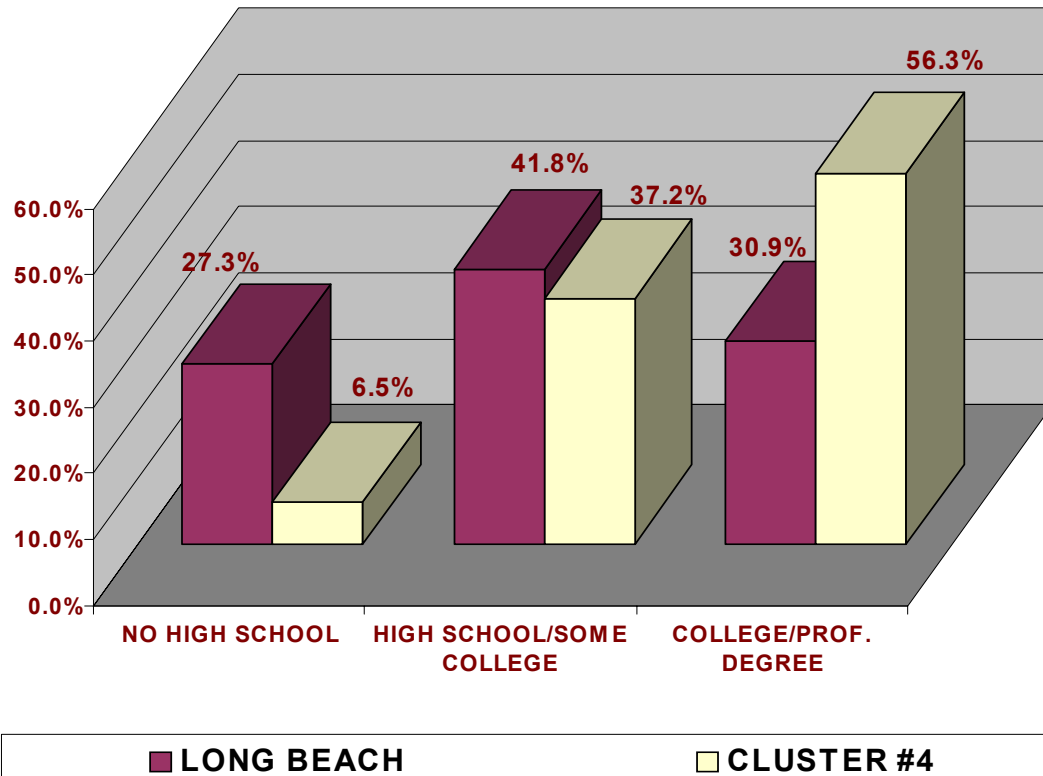




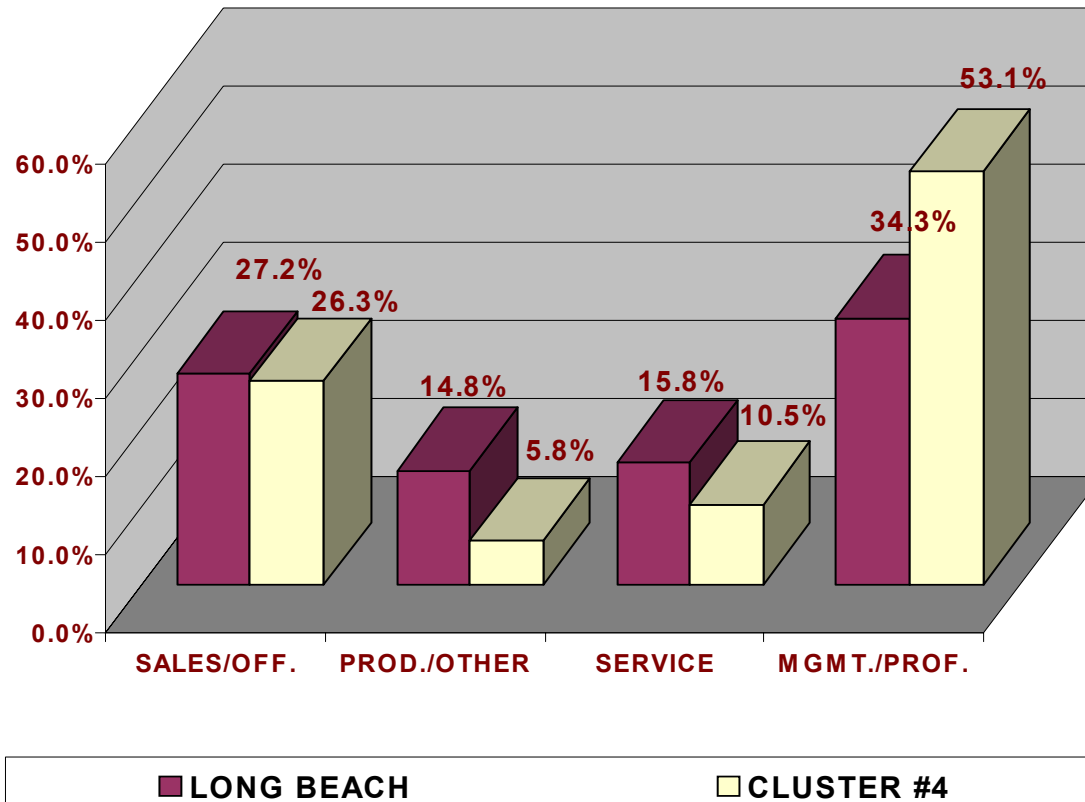
Population in Poverty



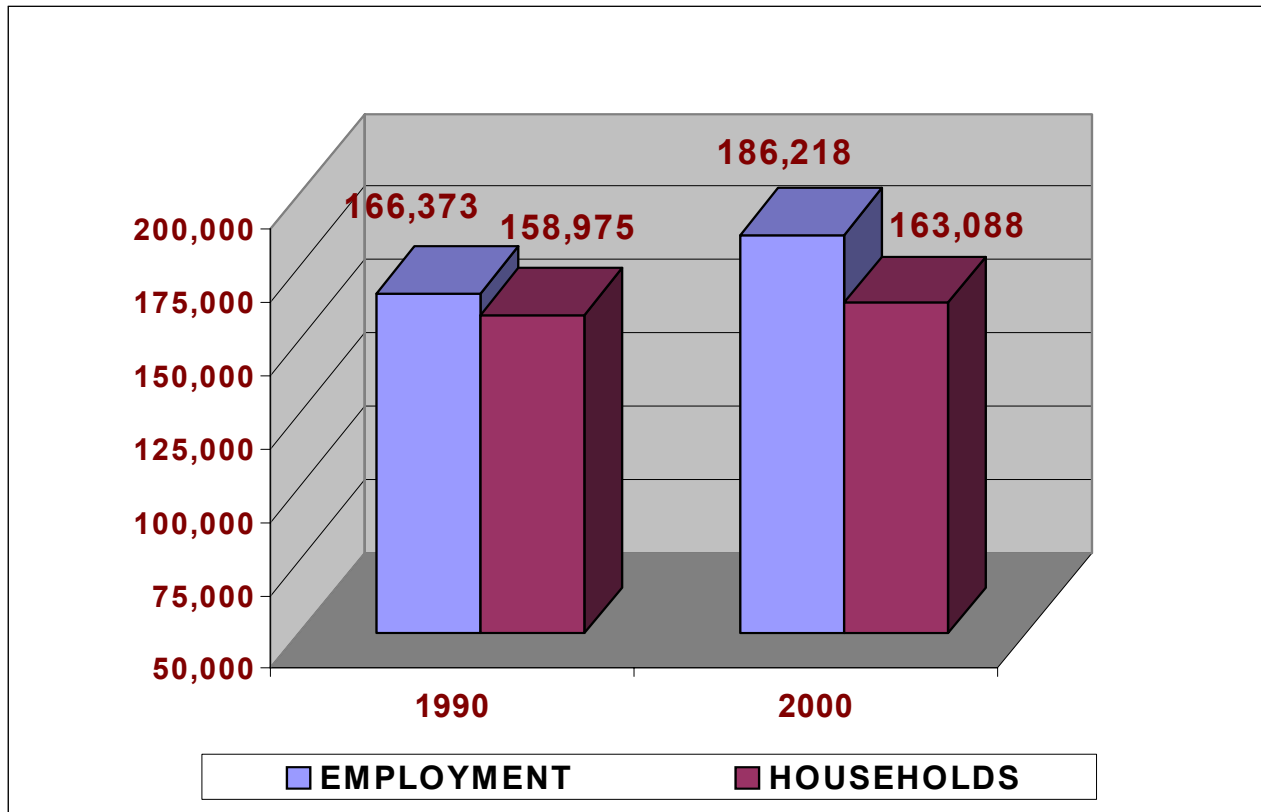
Educational Attainment: 2000



Labor Force: 2000

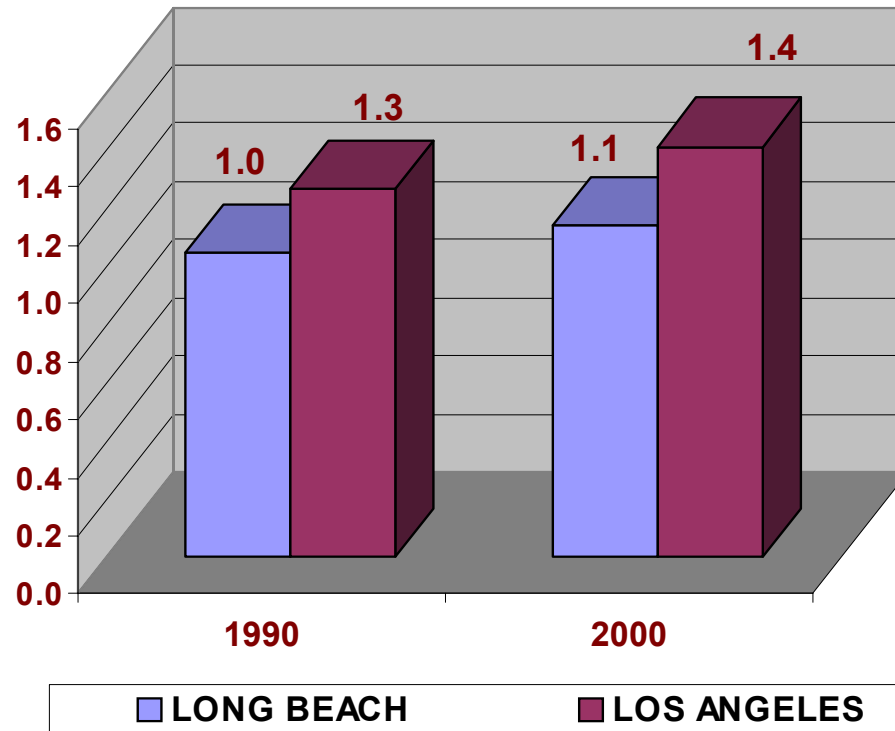


Employment and Households: 1990-2000

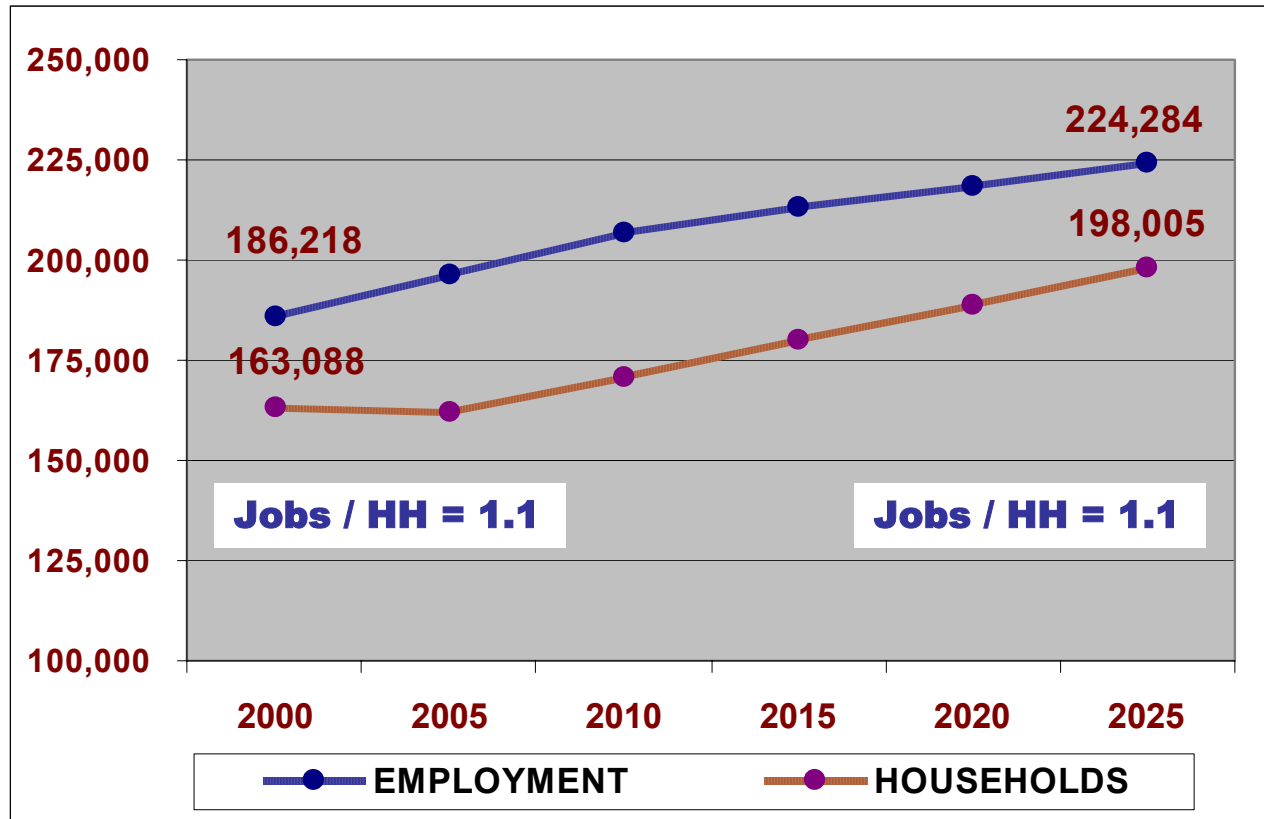


Employment shown for 1990 is the estimated 1992 employment from EDD.

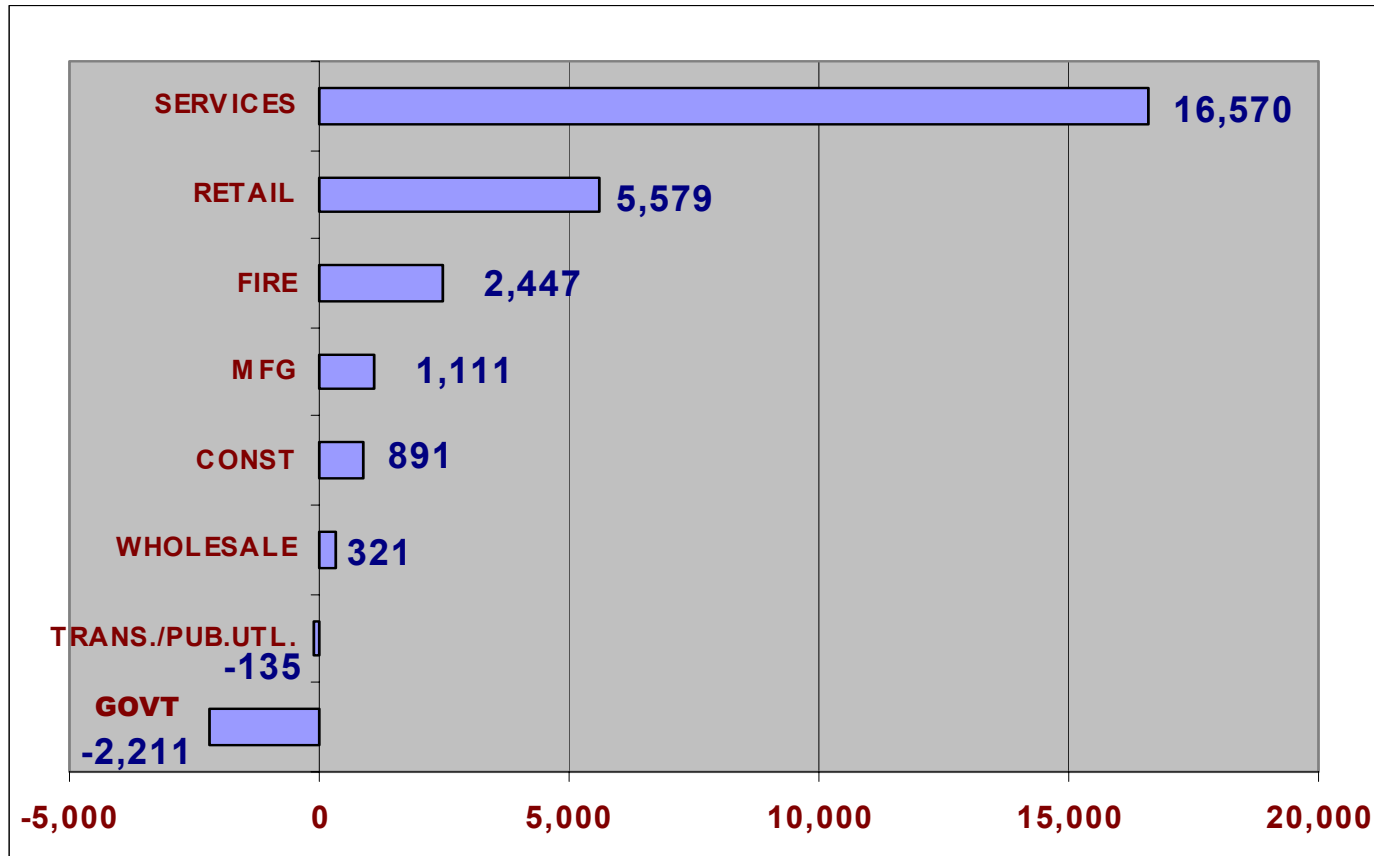
Jobs Per Household: 1990 - 2000



Employment / Household Trends: 2000-2025



Jobs Increase by Sector : 1992 - 2000





Service Sector

Jobs Increase and Average Salary 1992 - 2000

Service Sector	1992-2000 Job Increase	% Contribution to Job Increase	Avg. Salary in 2000
Hotel Services	787	5%	\$18,200
Business Services	8,262	50%	\$27,700
Health Services	1,421	9%	\$37,800
Legal Services	(293)	-2%	\$57,700
Social Services	1,069	6%	\$19,400
Eng/Accnt/Mgmt	2,148	13%	\$56,300
Other	3,176	19%	\$25,700
Total	16,570	100%	\$33,000

Sources: Stanley R. Hoffman Associates, Inc.
California Employment Development Department.

Key Economic Issues

1. Industrial - Strong demand for light industrial & distribution/warehousing

Issue: Very little vacant land supply

Issue: Policies needed to attract high technology industries & high skilled jobs

2. Office – Centralized office demand downtown

Issue: Weak short term demand downtown

Issue: Labor force dilemma --High skilled jobs – large unskilled population

Key Economic Issues

3. Retail – Demand generally low

Issue: Excess commercial land in older retail corridors

Issue: Land costs remain relatively high

Issue: New development may require some subsidy

4. Housing -- Availability and affordability limited

Issue: Inadequate affordable housing

Issue: Housing not increasing consistent with population

Issue: Insufficient density to make some housing feasible